

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE, made this 3RD day of JANUARY, 1978, by and between SUN OIL COMPANY OF PENNSYLVANIA, a Pennsylvania Corporation, successor by mesne mergers to Sunray DX Oil Company, a Delaware Corporation, Party of the First Part, and MARKET BASKET, INC., Party of the Second Part;

WITNESSETH:

That the said Party of the First Part, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and warrant unto the said Party of the Second Part, its successors and assigns, all that tract or parcel of land lying and being in the County of DeSoto, in the State of Mississippi, to-wit:

That tract of land lying and being in Section Twenty Three (23), Township One (1) South, Range Eight (8) West, DeSoto County, Mississippi: Part of Commercial Lot "A", Section "A", Southaven West Subdivision, as per plat or map thereof recorded in the office of the Chancery Court Clerk of DeSoto County, Mississippi in Plat Book 2, Pages 43 through 56 to which plat reference is hereby made for a more particular description of said property, and described by metes and bounds as beginning at a 1/2 inch steel pin in the North line of Brookhaven Drive 25 feet West of a steel pin located at the point where the projected West line of U.S. Highway 51 intersects the projected North line of Brookhaven Drive; thence from said beginning point Westwardly and running with the North line of Brookhaven Drive a distance of 122.00 feet to a 1/2 inch steel pin; thence Northwardly at right angles to the North line of Brookhaven Drive a distance of 175.00 feet to a 1/2 inch steel pin; thence Eastwardly at right angles to the previous course and parallel to the North line of Brookhaven Drive a distance of 145.70 feet to a 1/2 inch steel pin in the curving West line of U.S. Highway 51; thence South and running with the curving West Line of U.S. Highway 51 a distance of 67.80 feet to a point of tangency with the straight portion of the West line of U.S. Highway 51; thence South with the straight West line of U.S. Highway 51 a distance of 82.21 feet to a point of tangency with a 25 foot radius curve joining the West line of U.S. Highway 51 with the North line of Brookhaven Drive; thence around said 25 foot radius curve in a Southwesterly direction a distance of 39.27 feet to the point of beginning.

The hereinabove described land is conveyed subject to restrictions as found on plat of subdivision and recorded March 7, 1963, in Plat Book 2, Pages 43 - 46; right of way to American Telephone & Telegraph Company recorded in Book 33, Page 509; right of way to State of Mississippi recorded

Subject to easements, restrictions and conditions of record,
and easements or restrictions visible upon the ground.

And the said Party of the First Part, for itself, its successors and assigns, does covenant with the said Party of the Second Part, its successors and assigns, that it, the said Party of the First Part, is well seized in fee of the lands and premises aforesaid; that it has good right to sell and convey the same in manner and form aforesaid, that the same are free from all encumbrances of whatsoever nature made or to be made by said Party of the First Part, and that said Party of the First Part will, and its successors and assigns shall, warrant and defend the same to the said Party of the Second Part, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under the said Party of the First Part, subject as aforesaid.

ATTEST:

SUN OIL COMPANY OF PENNSYLVANIA

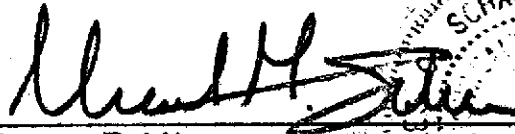
BY: William Gorden
William Gorden, Manager, Marketing,
Property Management and Development

On this 3RD day of JANUARY 19 18 before me, a Notary Public

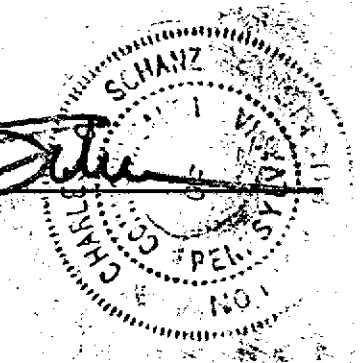
within and for said County and State, personally appeared William Gorden and Emmett E. Rossman, to me personally known, who, being each by me duly sworn did say that they are respectively the Manager, Marketing Property Management

and Divestment and Assistant Secretary of SUN OIL COMPANY OF PENNSYLVANIA,
a Pennsylvania Corporation, and that the seal affixed to the foregoing instrument is the
Corporate Seal of said Corporation, and that said instrument was signed, sealed and
delivered in behalf of said Corporation by authority of its Board of Directors, and
the said William Gorden and Emmett E. Rossman acknowledged said instrument to
be their free act and deed and the free act and deed of said Corporation.

My Commission Expires:


Notary Public

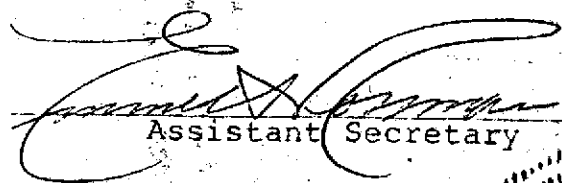
CHAPTER 1, ACT OF 1907, P. 103
PENNSYLVANIA, PENNSYLVANIA, 1907, P. 103
By Commission Expires on 28, 1913



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I, Emmett E. Rossman, Assistant Secretary of the Sun Oil Company of Pennsylvania, do hereby certify that the following is a true and correct copy of a resolution passed by unanimous written consent of the Directors of the Company on November 1, 1977.

RESOLVED, That William Gorden, Caleb L. Hodsdon, Kenneth L. Moore and Thomas D. Patrick, or any one of them, is hereby authorized to enter into, execute and deliver in the name of this Corporation, contracts for the purchase or sale of real and personal property, deeds, leases and easements, government permits and collateral instruments of all kinds relating to the acquisition, transfer or use of real and personal property and to perform all acts necessary or desirable in connection with the execution, filing or recording of such instruments, provided, however, that any such transaction shall not involve a sum in excess of \$250,000.


Assistant Secretary

Philadelphia, Pa.

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF PHILADELPHIA

: SS:

On this, the 3RD day of JANUARY 1978, before me, the undersigned officer, personally appeared Emmett E. Rossman, the Assistant Secretary of SUN OIL COMPANY OF PENNSYLVANIA, a Pennsylvania corporation, known to me to be such person and such officer and acknowledged that the foregoing instrument is a certified copy of a resolution duly and properly adopted by the Board of Directors of Sun Oil Company of Pennsylvania, a Pennsylvania corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

CHARLES D. SCHAEFER, Notary Public
Philadelphia, Philadelphia County, Pa.
My Commission Expires Jan. 23, 1983

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock no minutes A.M. 21 day of Feb. 1978, and that the same has been recorded in Book 133 Page 435 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 21 day of Feb. 1978.
Fees \$5.00 Pd.

SEAL N. D. Ferguson CLERK